

County of Lake
Planning Commission
Regular Meeting Minutes

June 11, 2026

Commission Members

P Monica Rosenthal, District I
P Everardo Chavez, Vice Chair District II
P Batsulwin Brown, District III
A Maile Field, District IV
P Sharron Zoller, Chair District V

Staff Members

P Shannon Walker-Smith, Deputy Administrator
P Mary Claybon, Senior Planner
P Michelle Irace, Senior Planner
P Nicole Johnson, Deputy County Counsel
P Sarah Whitman, Clerk

9:00 a.m. -Call to Order

The Pledge of Allegiance was led by Chair Sharron Zoller.

Commissioner Zoller announced a break at 09:10 a.m. and reconvened at 09:20 a.m.

Verification of Legal Notice(s)

The clerk reported that the item was properly noticed.

Consent Agenda

There was no consent agenda.

Citizen’s Input

Chair Zoller opened citizen’s input and the following people spoke: Margaux Kambara, and Angela Ameral.

No one else wished to speak, and Chair Zoller closed citizen’s input.

Timed Items- Public Hearings

6a 9:05 AM - Consideration of proposed Major Use Permit and Mitigated Negative Declaration (PL-25-394, for UP 24-16) US-CA-7286, North Lakeport, Applicant: Assurance Development, T-Mobile, to construct a 150’ tall monopine cell tower with a 10’ tall lightning rod and ancillary structures, located at 5017 Terrace Avenue, Lakeport (APN 029-031-18)

Associate Planner Max Stockton presented the staff report.

Applicant’s consultant, Nicholas Foton, delivered a presentation.

Chair Zoller opened the public hearing and the following people spoke: Nored Embroton, and Margaux Kambara.

No one else wished to speak, and Chair Zoller closed the public hearing.

Mitigated Negative Declaration 4 Ayes, 0 Noes (Commissioner Field absent)

On motion of Commissioner Rosenthal, and 2nd by Commissioner Chavez found that potential impacts associated with Major Use Permit PL-25-394, for UP 24-16 for Assurance Development, T-Mobile; located 5017 Terrace Avenue, Lakeport (APN 029-031-18), can be mitigated to ‘less that significant’ through the implementation of the Mitigated Negative Declaration and adopted Initial Study PL-25-394 for (UP 24-16), with the findings listed in the staff report, dated June 11, 2026.

Major Use Permit PL-25-394 (UP 24-16) 4 Ayes, 0 Noes (Commissioner Field absent)

On motion of Commissioner Rosenthal, and 2nd by Commissioner Chavez approved the Major Use Permit PL-25-394 (UP 24-16); as amended, for Assurance Development, T-Mobile; located 5017 Terrace Avenue, Lakeport (APN 029-031-18), based on the findings and subject to the conditions included in the staff report, dated June 11,2026.

6b 9:20 AM - Consideration of proposed Major Use Permit PL-26-115 (UP 21-17), Seigler Springs North LLC/ Forest Ellie, and Mitigated Negative Declaration PL-26-115 (IS 21-18), for the approval of no more than 130,680 square feet (sf) of commercial cannabis cultivation and a Type 13 Distribution, self-transport license located at 11615 and 11625 Seigler Springs North Road, Kelseyville (APNs 115-007-03 and 115-007-06)

Associate Planner Trish Turner presented the staff report.

Applicant's consultant, Trey Sherell, delivered a presentation.

Chair Zoller opened the public hearing and the following people spoke: Forest Elie, Malgorzata Zuk, Walter Mesenski, Gordon Thrupp, Duncan Gamblin, Elliot Herwitz, Magdalena Vlderrama, Alexander Powell, Margaret Schumauker, Darcey Scurata, Francis Scott.

Commissioner Zoller announced a break at 11:19 a.m. and reconvened at 11:33a.m.

Chair Zoller re-opened the public hearing and the following people spoke: Margaux Kambara, Susan Isaacson, Gina Maisiosi, Greg Peters, Robert Riggs, William Stranger, Dennis Duff, Annje Dodd, Daniel Apty, and Kristen Callahan.

No one else wished to speak, and Chair Zoller closed the public hearing.

Commissioner Zoller announced a lunch break at 12:30 p.m. and reconvened at 1:30 p.m.

Mitigated Negative Declaration 2 Ayes, 2 Noes Chair Zoller and Commissioner Brown (Commissioner Field absent)

On motion of Commissioner Chavez, and 2nd by Commissioner Rosenthal found that potential impacts associated with Major Use Permit PL-26-115 (UP 21-17), for Seigler Springs North LLC/ Forest Ellie; located at 11615 and 11625 Seigler Springs North Road, Kelseyville (APNs 115-007-03 and 115-007-06), can be mitigated to 'less than significant' through the implementation of the Mitigated Negative Declaration and moved to adopt Initial Study PL-26-115 for (UP 21-17), with the findings listed in the staff report, dated June 11, 2026.

Major Use Permit PL-26-115 (UP 21-17) 2 Ayes, 2 Noes Chair Zoller and Commissioner Brown (Commissioner Field absent)

On motion of Commissioner Chavez, and 2nd by Commissioner Rosenthal to approve the Major Use Permit PL-26-115 (UP 21-17); as amended, for Seigler Springs North LLC/ Forest Ellie; located at 11615 and 11625 Seigler Springs North Road, Kelseyville (APNs 115-007-03 and 115-007-06), based on the findings and votes the project was automatically appealed to the board as set forth in Article 58 Section 58.42 of the Zoning Ordinance.

Commissioner Zoller announced a break at 02:17 p.m. and reconvened at 02:31 p.m.

6d 9:50 AM - Consideration of proposed Major Use Permit PL-25-155 (UP 20-58), Lake Coco Farms/ Juan Gamino, and Mitigated Negative Declaration PL-25-155 (IS 20-72), for the approval of no more than 205,800 square feet (sf) of commercial cannabis cultivation and a Type 13 Distribution, self-transport license located at 3417 and 3547 Hendricks Road, Lakeport (APNs 005-006-07 and 005-013-01).

Chair Zoller proposed continuance of Major Use Permit PL-25-155 (UP 20-58), Lake Coco Farms/ Juan Gamino to a date certain.

Continuance to the date of June 25th 4 Ayes, 0 Noes (Commissioner Field absent)

On motion of Commissioner Chavez and 2nd by Commissioner Rosenthal for a continuance on Major Use Permit PL-25-155 (UP 20-58), Lake Coco Farms/ Juan Gamino to June 25th at 9:20 a.m.

6c 9:35 AM - Consideration of Major Use Permit PL-25-71 (Pasta Farms 3) / 1833 DS, LLC (Peter Simon) and Mitigated Negative Declaration for amendment to use permit, expansion from 20 acres to a maximum of 30.11 acres of outdoor commercial cannabis canopy, Type 4 Nursery, and Type 13 Distribution, Self-Transport Only license located at 10750, 10417, and 10145 Seigler Springs North Road, 10800, 10833 9864, 9954, 11000 Diener Drive, and 9954 Salmina Road (APNs 115-004-05, 115-004-01, 011-069-48, 115-004-08, 115-001-21, 115-001-29, 115-004-07, 115-006-18, 115-005-03, and 011-047-06)

Senior Planner Mary Claybon presented the staff report.

Applicant, Peter Simon, delivered a presentation.

Chair Zoller opened the public hearing, and the following people spoke: Alexander Powell, Duncan Gamlin, Margaux Kambara, Lin Wagner, William Stranger, Gordon Thrupp.

No one else wished to speak, and Chair Zoller closed the public hearing.

Mitigated Negative Declaration 3 Ayes, 1 Noes Chair Zoller (Commissioner Field absent)

On motion of Commissioner Rosenthal, and 2nd by Commissioner Chavez found that potential impacts associated with Major Use Permit PL-25-71 (Pasta Farms 3) / 1833 DS, LLC (Peter Simon); located at 10750, 10417, and 10145 Seigler Springs North Road, 10800, 10833 9864, 9954, 11000 Diener Drive, and 9954 Salmina Road (APNs 115-004-05, 115-004-01, 011-069-48, 115-004-08, 115-001-21, 115-001-29, 115-004-07, 115-006-18, 115-005-03, and 011-047-06), can be mitigated to 'less than significant' through the implementation of the Mitigated Negative Declaration for amendment to use permit (PL-25-71), and moved to adopt Initial Study (PL-25-71), with the findings listed in the staff report, dated June 11, 2026.

Major Use Permit PL-25-71 3 Ayes, 1 Noes Chair Zoller (Commissioner Field absent)

On motion of Commissioner Rosenthal, and 2nd by Commissioner Chavez moved to approve Major Use Permit (PL-25-71); as amended, for (Pasta Farms 3) / 1833 DS, LLC (Peter Simon); located at 10750, 10417, and 10145 Seigler Springs North Road, 10800, 10833 9864, 9954, 11000 Diener Drive, and 9954 Salmina Road (APNs 115-004-05, 115-004-01, 011-069-48, 115-004-08, 115-001-21, 115-001-29, 115-004-07, 115-006-18, 115-005-03, and 011-047-06), based on the findings and votes the project was denied, dated June 11, 2026.

Non-Timed Items

There were no non-timed items.

Department Update

There were no department updates.

There being no further business, Chair Zoller adjourned at 3:42 p.m.

Respectfully submitted,

Sharron Zoller, Chair
Lake County Planning Commission